

**41-43 Grafton Way, London, W1T 5DG - Schedule of Associated Works and Access**

<b>Item:</b>	<b>Description:</b>	<b>Cost £:</b>
2.00	The works comprise re-roofing and other miscellaneous repairs	
2.1	Works are to the following areas:	
2.1.1	Main pitched roof and abutment areas of 41-43 Grafton Way	
2.1.2	Flat 5	
2.1.3	Flat 5 Terrace	
2.1.4	Flat roof above flat 7 Kitchen	
2.1.5	These can be seen marked on the map as follows and in the Langley survey report:	
2.1.6	The following shall be read in accordance with the previous Preliminaries, Drawings and Langley Roofing Systems Specification and documents (including all standard drawings).	
2.1.7	The contractor shall allow to resource and programme the works in accordance with the works commencement and completion dates as stated under clause A20.	
2.1.8	The contractor shall allow for providing temporary works as set out under Preliminaries clause A44/110 and in order to complete the works in a safe manner.	
2.1.9	Contractor to include for external making good where disturbed by compound and temporary scaffolding and works. Works include soft landscaping and hard paved surfaces.	
2.1.10	Access to complete any outstanding work once occupied shall be restricted to Monday to Friday 8am to 5pm hours and periods only for which no additional allowance by the client shall be entertained save for unforeseen works and/or compliance with client instructions.	
2.1.11	Hours of work, generally – Mon to Fri: 7:30am to 5:30pm.	
2.1.12	The contractor shall assume responsibility and take all appropriate steps to ensure that the security of 41-43 Grafton Way is not compromised throughout the duration of the works.	
2.1.13	All works specified are to be completed in strict accordance with section 2.	
2.1.14	All works specified are to be completed in strict accordance with Pre-construction Information - see Appendix A. Allow any associated costs here:	
2.1.15	The Contractor shall return upon request at any time during the defects liability period to ease paint-bound doors and windows, or any other component affected by the work.	
2.1.16	The building will remain in occupation for the duration of the works.	
2.1.17	The contractor is asked to price each item separately within this specification.	
2.1.18	Contractor to complete and submit pre-construction photo condition schedule.	
2.2	<b>Temporary Works [Access]</b>	
2.2.1	Allow to erect independent scaffolding, platforms, guardrails and the like to secure safe access to work on all roof areas as described under this specification in accordance with the following Regulations, Codes of Practice and industry best practice requirements:	
	· The Working at Height Regulations 2005 – as amended	
	· BS EN 12811 2003 – Scaffold performance requirements	
	· NASC TG20 – Guide to Good Practice for Scaffolding with Tubes and Fittings	
	· NASC SG4 – Preventing falls in scaffolding (Latest Edition)	

2.3	<b>Scaffolding</b>	
2.3.1	The contractor is to include for providing a scaffold access tower and hoist from street to roof level. Include for all scaffold/free standing edge protection to be provided for safe working. The access tower is to be fully enclosed along with 2metre double boarded and fan around the perimeter of the scaffold.	
2.3.2	The contractor is to include for scaffold access tower to rear lightwell.	
2.3.3	<b>Extra over:</b> Allow for rop/harness access to left hand side elevation of rear lightwell.	
2.3.4	Allow for edge protection to the following areas:	
2.3.5	i) Front parapet wall elevation of 41-43 Grafton Way where required	
2.3.6	ii) Rear parapet wall elevation of 41-43 Grafton Way where required	
2.3.7	iii) Flat 7 roof	
2.3.8	iv) Flat 5 roof	
2.3.9	v) Flat 5 terrace	
2.3.10	All roof works are to be accessed from full scaffolding, as no internal access will be made available.	
2.3.11	Obtain necessary scaffold pavement license as necessary for the entire project.	
2.3.12	The contractor must allow safe access for personnel, distribution of materials and plant from and to the scaffolding, for the safe execution of the works throughout the duration of the contract.	
2.3.13	Safe and protected access must also be maintained to all entrances and pavements, emergency fire exits and pedestrian routes within the area of works throughout the duration of the works for residents and security patrols.	
2.3.14	There are no existing or as built or construction drawings available of the building and site. The contractor must allow within their tender for a comprehensive site survey and investigations as necessary, to fully establish ground level support locations for scaffold which are able to be used for the scaffold design. These support locations are to be agreed with the CA prior to completing the scaffold design and details.	
2.3.15	Supply, erect, maintain, shift and alter as necessary suitable full height scaffolding, perimeter safety rails, access and hoist equipment as may be required to safely carry out all roof works as scheduled, together with all additional plant and equipment necessary for the full and proper execution of the works. Highways consent will be required and the contractor is to allow for all necessary costs with applying for the local authority Licence requirements.	
2.3.16	Access scaffolding to include working platform, hoist, ladders, edge protection, access platforms; hop up, staging and the like to safely facilitate the works. Show here cost for scaffolding roof access.	
2.3.17	The scaffold is to be designed in accordance with BS EN 12811-1 and TG20:08 Guide to Good Practice for Scaffolding With Tube and Fittings, as applicable.	
2.3.18	Erection, alteration and dismantling of scaffold are to be carried out by competent and appropriately trained scaffold operatives.	
2.3.19	Supply and affix appropriate health and safety signage to the front and rear scaffolding.	
2.3.20	The scaffold is to be completely enclosed with new clean nylon debris netting, above the first lift to full height of the scaffolding on all elevations.	
2.3.21	Supply and fit foam wrapping Haztube white hazard tape to up rights to the foot path.	
2.3.22	On completion, dismantle and clear away scaffolding and make good any disturbed surfaces to match existing.	
2.4	<b>Protection:</b>	

2.4.1	The contractor will be responsible for protecting the surrounding and adjacent areas unaffected by the works by whatever means they feel applicable. The contractor will be responsible for making good at their own expense, due to failure of providing adequate and suitable protection.	
2.5	<b>Scaffolding Alarm:</b>	
2.5.1	Note: The scaffold alarm installer must be registered with the Security Systems and Alarms Inspection Board and provide a certificate of registration to the CA.	
2.5.2	The system described within the specification shall be used to provide for the full contract duration electronic protection against an intruder, where scaffolding has been erected against part of the building.	
2.5.3	Supply, install and maintain on scaffolding for the duration of the works an electronic intruder alarm system to be installed by an approved contractor complying with BS 4737 and BS EN 50131.	
2.5.4	The alarm sensors shall utilise a controlled invisible energy field/beam technology and shall be designed and used components for external application and meet with BSEN50082-1/2:1995/1998.	
2.5.5	Ensure that alarm system is installed immediately upon completion of the first boarded scaffold lift.	
2.5.6	Warning signs shall be displayed in prominent positions to those elevations specified.	
2.5.7	Any ladders are to be drawn up at the end of each working day to prevent unauthorised access on to the scaffolding.	
2.5.8	Allow to ensure the alarm installations and equipment for the duration of the works, protect the installation from disturbance and damage during the works and for arming and disarming the alarm installation each day and at times when the site is unattended during the works.	
2.6	<b>Scaffolding Lighting:</b>	
2.6.1	Supply and install alarm responsive lighting to the CA's approval, fixed to the scaffolding roof level top rails through as follows:	
2.6.2	Install 110v 300 watt security floodlights linked to the scaffold alarm system.	
2.6.3	Supply and install sealed 110v 60 watt anti vandal bulkhead lighting spaced at every 3000mm to the base of the scaffolding, mounted 2500mm above ground level. Supply translucent and red lights as required.	
2.6.4	Allow for temporary connection from the Employers electrical supply, maintain and alter as required throughout the duration of the contract and disconnect and remove from site on completion.	
2.6.5	<b>Extra Over:</b> Allow to show cost here to provide tin hat scaffolding roof protection for the duration of the roof works.	
2.7	<b><u>ROOF WORKS</u></b>	
2.7.1	<b><u>Pitched Roof Repairs</u></b>	
2.7.2	Allow to replace cracked, slipped or missing slates/ridge tiles to pitched roof areas with new natural slate to match existing in all respects.	
2.7.3	i) Allow the Provisional Quantity of 8 slates.	
2.7.4	ii) Allow the Provisional Quantity of 6 ridge tiles	
2.8	<b><u>Green Roof</u></b>	
2.8.1	<b>Allow a provisional sum of £1,500.00 (One thousand five hundred pounds) for green roof repairs. Sum not to be expended without the agreement of the Contract Administrator.</b>	<b>£1,500.00</b>
2.8.2	Contractor to conduct visual inspection of all wall junctions, perimeter details and membrane penetrations.	

2.8.3	Allow for an Electric Field Vector Mapping® (EFVM®) leak detection test to detect any issue in the water proof membrane.	
2.9	<b><u>FLAT 5 ROOF - STRIP UP AND RE-COVER</u></b>	
2.9.1	<b><u>Preperation/ Strip up</u></b>	
2.9.2	Allow to carefully strip off existing mineral felt and all component layers to <b>1 metre from perimeter</b> taking back to the original deck.	
2.9.3	Include all perimeter upstands, flashings and eaves details to 1 metre depth.	
2.9.4	Remove existing perimeter fascia board and gutter and set aside for reinstatement.	
2.9.5	Any cables must be carefully raised and / or temporarily supported clear of the roof surface.	
2.9.6	Contractor to protect the solar panel units/ plant by whatever means they feel applicable.	
2.9.7	Note: The contractor is liable to pay for any damage caused to the solar units/roof plant	
2.10	<b><u>Deck repairs</u></b>	
2.10.1	CA to inspect deck prior to re-covering.	
2.10.2	Allow to carefully remove any rotten or damaged ply boards and dispose off site.	
2.10.3	Replace with new decking fully screwed at 300mm centres and 100mm along edges.	
2.10.4	i) Allow provisional quantity 18lm x 1 meter wide 18mm wbp ply board decking	
3.00	<b><u>Application</u></b>	
3.1.1	All surfaces must be dry, clean and free from dust, dirt, oil, grease, loose material and any other contaminants.	
3.1.2	Prepare the surface of the deck by removing rough edges and surface defects. Scarify, grind or lightly bead blast before priming.	
3.1.3	Supply and install timber upstand fillets around perimeter of area of works.	
3.1.4	Ensure new covering sufficiently overlaps existing retained minimum 75mm covering and that existing falls are maintained.	
3.1.5	All details and upstands receiving the new waterproofing System are to be thoroughly primed with IKOpro Quick Dry Bitumen Primer or similar approved.	
3.1.6	Intsall and lay to a new primed, prepared surface Torch Flex metal lined Vapour Barrier or similar approved.	
3.1.7	Apply and lay IKO glass Universal T-O (torch on) underlayer or similar approved.	
3.1.8	The membrane must be fully bonded by using the torch on application method, ensuring that a constant flow of bitumen is maintained across the whole width of the roll and that a bead of bitumen (5-15mm) is exuded from all side and end laps to demonstrate a good seal has been achieved.	
3.1.9	Apply and lay IKO TGX Torch-On Green Mineral Felt Cap Sheet or similar approved to overlap exitsing waterproofing covering. Cap sheet detail must extend to a minimum of 150mm onto the main field area. Upstand heights must be a minimum of 150mm above the finished roof level.	
3.1.10	Top layers should be arranged to achieve a staggered bond with the preceding underlayers with half width layers being used to maintain bond patterns where necessary.	
3.1.11	Sheets should be overlapped to form the required 75mm side laps and 100mm end laps. End laps must be staggered so that they do not occur in the same position in adjacent sheets.	
3.1.12	Allow to construct new lead collars to go around pipework eminating from roof plant and mastic to seal joint. Lead collar minimum 150mm high.	
3.1.13	Allow to carefully reinstate perimeter fascia and gutter.	

3.2	<b><u>Leadwork</u></b>	
3.2.1	i) Re-wedge and re-point flashing in Mortar. Allow 7lm.	
3.3	<b><u>Provisional Quantity – Lead Mastic:</u></b>	
3.3.1	Allow to re-point existing perimeter lead flashing with lead mastic to all abutting walls and upstands to the following areas:	
3.3.2	i) Allow 8 linear metres.	
3.3.3	<b>Note: Any hot works are to be completed a minimum of ½ hour before the end of each working day and a full check to ensure there are no hot spots is to be completed by site foreman prior to leaving the site.</b>	
3.4	<b><u>Balustrade Repairs - Flat 5 Terrace</u></b>	
3.4.1	<b>Allow a provisional sum of £800.00 (eight hundred pounds) for balustrade repairs to flat 5 terrace. Sum not to be expended without the agreement of the Contract Administrator.</b>	<b>£800.00</b>
3.5	<b><u>Chimney Stacks</u></b>	
3.5.1	Hack off all defective flaunching to chimney stacks complete and re-form flaunching in 1:1:6 (cement/lime/sand) composition.	
3.5.2	i) Allow Provisional Quantity of 0.25m x 0.25m to front elevation chimney junction 41 Grafton Way/39 Grafton Way	
3.5.3	ii) Allow Provisional Quantity of 0.25m x 0.25m to front elevation chimney junction 41 Grafton Way/43 Grafton Way	
3.5.4	ii) Allow Provisional Quantity of 0.25m x 0.25m to front elevation chimney junction 43 Grafton Way/45 Grafton Way	
3.5.5	i) Allow Provisional Quantity of 0.25m x 0.25m to rear elevation chimney junction 41 Grafton Way/39 Grafton Way	
3.5.6	ii) Allow Provisional Quantity of 0.25m x 0.25m to rear elevation chimney junction 43 Grafton Way/45 Grafton Way	
3.6	<b><u>Chimney Pots</u></b>	
3.6.1	Allow to remove 3no. existing chimney pot and replace with like for like.	
3.7	<b><u>Parapet Walls</u></b>	
3.7.1	Rake out all defective mortar joints to coping and brickwork of Parapet walls. Re-point in 1:1:6 (cement/lime/sand) to match existing.	
3.7.2	i) Allow Provisional Quantity of 10m <sup>2</sup> to the front elevation of main pitched roof.	
3.7.3	ii) Allow Provisional Quantity of 10m <sup>2</sup> to the rear elevation of main pitched roof.	
3.7.4	ii) Allow Provisional Quantity of 8m <sup>2</sup> to flat 5 roof	
3.7.5	ii) Allow Provisional Quantity of 8m <sup>2</sup> to flat 5 roof terrace	
3.8	<b><u>Brick And Repointing</u></b>	
3.8.1	Rake out and re-point open and defective brick and joints to a full 20mm. Re point using 1:1:6 cement, lime, sand to match existing in appearance and texture. Allow to rake out and re-point as Provisional quantities as follows;	
3.8.2	i) Allow Provisional Quantity of 8m <sup>2</sup> to flat 5 terrace	
3.8.3	ii) Allow Provisional Quantity of 10m <sup>2</sup> to flat 5 roof	
3.9	<b><u>Leadwork Pitched Roof</u></b>	
3.9.1	i) Re-wedge and re-point flashing in Mortar. Allow 18lm.	
3.9.2	ii) Renew apron flashing. Allow 18lm	
3.10	<b><u>Render Repairs</u></b>	

3.10.1	Hack off and replace cracked defective rendering, rake out joints to a depth of 20mm and prepare to receive new cement, lime, sand render. First coat 1:1:6, 10 mm thick. Key surface for second coat and apply second coat 1:2:9 finish 10 mm thick. Render to be wood float finish to include approved damp proof additive, including any necessary dubbing out, stop beads, angles etc. Allow to renew as Provisional quantities as follows:	
3.10.2	i) Allow Provisional area of 20m <sup>2</sup> to pitched roof area	
3.10.3	ii) Allow Provisional area of 4m <sup>2</sup> to left hand side elevation within lightwell below flat 5 terrace on the first floor.	
4.00	<b><u>Decoration to Render:</u></b>	
4.0.1	To areas of render repairs only apply one full coat of Dulux Trade Weather shield Exterior Flexible Undercoat, colour to match existing	
4.0.2	NB: Should there be any lifting of edges at this stage, leave for 24 hours, lightly abrade to smooth surface and reapply undercoat.	
4.0.3	Apply two full coats of Dulux Trade Weather shield Exterior Masonry Paint, colour to match existing.	
4.0.4	Work to be undertaken strictly in accordance with the manufacturer's recommendations.	
4.1	<b>Flat 5</b>	
4.1.1	Prepare for and provide insulated high performance Langley TA-20 RBM System in accordance with specialist roofing systems supplier 'Langley'. See schedule 4 Langley Roofing Works for full specification.	
4.2	<b>Flat 5 Terrace - Localised Deck Replacement option 1</b>	
4.2.1	Prepare for and provide insulated high performance Langley TA-20 RBM System in accordance with specialist roofing systems supplier 'Langley'. See schedule 4 Langley Roofing Works for full specification.	
4.2.2	Allow for removal and reinstatement of balustrade to terrace surround where required.	
4.3	<b>Extra Over: Flat 5 Terrace - Full Deck Replacement option 2</b>	
4.3.1	Prepare for and provide insulated high performance Langley TA-20 RBM System in accordance with specialist roofing systems supplier 'Langley'. See schedule 4 Langley Roofing Works for full specification.	
4.3.2	Allow for removal and reinstatement of balustrade to terrace surround.	
4.3.3	<b>Main Pitched Roof Areas - Abutment Roofs</b>	
4.3.4	Prepare for and provide Langley PC-20 liquid Waterproofing System with no insulation in accordance with specialist roofing systems supplier 'Langley'. See schedule 4 Langley Roofing Works for full specification.	
4.3.5	<b>Flat Roof Above Flat 7 Kitchen</b>	
4.3.6	Prepare for and provide insulated high performance Langley TA-20 RBM System in accordance with specialist roofing systems supplier 'Langley'. See schedule 4 Langley Roofing Works for full specification.	
4.4	<b><u>Gutters, Rainwater and Soil Goods</u></b>	
4.4.1	Allow to maintain in clear working order throughout the works all gutters, hoppers, downpipes, outlets and gullies. On completion of works, carefully rod and clear all rainwater downpipes and leave clear and free running. Leave in good order on completion.	
4.5	<b><u>Repairs to Rainwater Goods</u></b>	
4.5.1	Provide the following provisional rates to remove existing failed, supply and fit new to rain water goods, UPVC, colour Black:	

4.5.2	<b>Gutter:</b>	
4.5.3	i) 112mm half round stop end outlet;	
4.5.4	ii) 112mm half round gutter, 3lm;	
4.5.5	iii) 112mm half round fascia bracket;	
4.5.6	iv) 112mm half round union bracket;	
4.5.7	v) Seal to gutter joint.	
4.6	<b>Downpipes:</b>	
4.6.1	i) 68mm round downpipe, 2.5lm	
4.6.2	ii) 68mm round off set bend;	
4.6.3	iii) 68mm round shoe;	
4.6.4	iv) 68mm round pipe clip;	
4.6.5	v) Seal to down pipe joint.	
4.7	<b>Clear Debris</b>	
4.7.1	Clear debris and rubbish and dispose from site inc loose slates. Leave all areas tidy on completion.	
4.8	<b>Cables</b>	
4.8.1	Allow for all service cables to roof areas to be tidied and clipped into secure position on completion.	
4.9	<b>Cleaning of Roof Areas</b>	
4.9.1	Upon completion of the works allow the thoroughly clean down all roof areas and windows and adjacent walkways of dust and debris arising from the works	
4.9.2	<b>COMPLETION:</b> The contractor is to clear away all debris from site, clean all, doors windows and glazing and generally leave the premises in a clean and tidy condition to the satisfaction of each tenant, the client and the CA.	
4.9.3	<b>PRACTICAL COMPLETION:</b> The contractor is to give the CA one weeks notice prior to presenting the works for snagging. Only when the snagging list has been completed will the CA issue a Certificate of practical completion.	
4.9.4	Allow a contingency for repairs identified while on site and with access equipment being available - <b>£7,000.00 (Seven Thousand Pounds Only)</b>	<b>£7,000.00</b>
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